



Meeting	North Whiteley Development Forum
Date and Time	Monday, 14th November, 2022 at 6.00 pm.
Venue	Virtual via Microsoft Teams

Note: This meeting is being held virtually, members of the public who wish to watch this meeting live may do so via the Councils YouTube page at youtube.com/WinchesterCC.

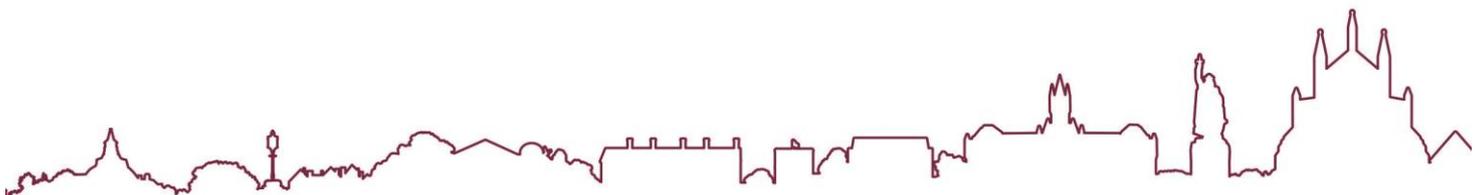
For members of the public who wish to speak at this meeting the deadline for registration is 5pm on Tuesday, 8 November 2022.

AGENDA

- 1. Apologies**
To record the names of apologies given and deputy members who are attending the meeting in place of appointed Members (where appropriate)
- 2. Disclosures of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.

- 3. Chairperson's Announcements**
- 2. Public Participation.** (Pages 9 - 10)



To receive and note questions asked and statements made from members of the public on general matters of interest and/or matters relating to the work of the Forum

Members of the public and visiting councillors may speak at the forum, provided they have registered to speak three working days in advance. Please contact Democratic Services by 5pm Tuesday 8 November 2022 via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

Attached to the agenda are a series of questions pre-submitted by Whiteley Town Council.

5. **Minutes of the previous meeting held on the 18 July 2022** (Pages 11 - 16)
That the minutes of the meeting be signed as a correct record.
6. **Update on Whiteley Surgery from Sovereign Health Partnership.**
7. **Update on the North Whiteley Governance Review from Winchester City Council.**
8. **Update on Bus Services from Hampshire County Council.**
9. **Developer and Implementation Officer Update** (Pages 17 - 42)
10. **Future agenda items.**
Members to suggest items for future meetings.

Laura Taylor
Chief Executive

4 November 2022

Agenda Contact: Matthew Watson, Democratic Services Officer
mwatson@winchester.gov.uk 01962 848 317

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**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website via the following link:*
<https://www.winchester.gov.uk/councillors-committees>

MEMBERSHIP

The membership of the Forum is:

- Winchester City Council (6 representatives - including Chairperson of the Forum plus deputy)
- Hampshire County Council (2 representatives)
- Fareham Borough Council (1 representative plus deputy)
- Eastleigh Borough Council (1 representative)
- Whiteley Parish Council (1 representative plus deputy)
- Curdridge Parish Council (1 representative)
- Botley Parish Council (1 representative plus deputy)

North Whiteley Development Forum

Cllr Achwal	Winchester City Council
Cllr Evans	Winchester City Council
Cllr McLean	Winchester City Council
Cllr Miller	Winchester City Council
Cllr Pearson	Winchester City Council
Cllr Small	Winchester City Council
Cllr Lumby	Hampshire County Council
Cllr Woodward	Hampshire County Council
Cllr Burton	Fareham Borough Council
Cllr Pretty	Eastleigh Borough Council
Cllr Evans	Whiteley Town Council
Cllr Mercer	Botley Parish Council
Cllr Bodger	Curdridge Parish Council

In addition, the following are nominated deputies to the Forum:

Cllr Fern (Winchester City Council), Cllr Kurn (Winchester City Council), Cllr Briggs (Hampshire County Council), Cllr Burden (Curdridge Parish Council) and Cllr Butler (Whiteley Town Council)

Officers:

- Lead Officer - Julie Pinnock
- Implementation Officer - Hilary Oliver
- Community Worker - TBC

Quorum

The Forum will be quorate if five voting representatives are present

TERMS OF REFERENCE

Development Fora – Terms of Reference

The fora have no formal decision-making powers but can advise and make recommendations on relevant issues.

Primary objectives of the fora:

1. Meet 3 times per year. Virtual meetings will continue.
2. Comment and advise on strategic matters related to the implementation of the MDA.
3. Monitor and comment on progress relating to the development of the MDA including the implementation of planning conditions and requirements of planning obligations (s106 agreements) and s278 agreements (highway works).
4. Monitor and comment on community development activities within the development area and provide advice on how these should progress.
5. Support the establishment of appropriate local democratic structures for the emerging community.
6. Be wound down once governance arrangements are established,

How this will be achieved:

1. Each meeting will receive the following input:
 - a. Update on the physical development of the MDA (from the developer).
 - b. Report on the community development activities and any issues arising within the MDA.
 - c. Discussion on infrastructure.
2. Other matters will be brought to the forum as and when required.

Key stages of the fora:

Stage 1 – Planning	Stage 2 – Emerging	Stage 3 – Establishing
Start: Initial master planning End: Outline planning consent / start on site.	Start: Start on site End: Establishment of a parish council, or other suitable democratic body as applicable.	Start: Establishment of a parish council, or other suitable democratic body as applicable. End: New governance arrangements established
<ul style="list-style-type: none"> · Act as a sounding board where ideas, options and issues relating to the development can be considered before becoming part of the formal planning process. · Consider and advise upon the infrastructure required 	<ul style="list-style-type: none"> · Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements · Input into creation of a community development strategy 	<ul style="list-style-type: none"> · Receive updates on progress in establishing the community and any emerging issues · Consider and advise upon a strategy for the ownership and management of the social infrastructure and community assets. · Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements
Lead: Service Lead – Built Environment	Lead: Service Lead – Built Environment	Lead: Service Lead – Community & Wellbeing

Method of working and voting rights

All representatives are expected to seek to reach conclusions by general consensus. Where any voting representatives on the Forum requires a formal vote to be taken, this shall be by a show of hands by those voting representatives present and voting (as per the membership set out above).

Public Participation procedure

There will be a period of 10 minutes maximum at the beginning of each forum meeting when the Chair will invite the public, including local interest groups, to raise any general matters of interest and/or matters relating to the work of the forum.

An individual speaker will be limited to a maximum of three minutes per agenda item. Where a number of members of the public wish to speak they will be encouraged to agree the allocated maximum ten minutes between them.

The Chairperson will retain discretion to manage the public speaking process and may limit individual speakers to less than three minutes or take other steps necessary in order to maximise public participation in an appropriate way.

Members and officers will not provide an immediate response to public comments raised from the floor. All comments and queries will be noted, and the Chair will invite officers and/or members to respond to specific points during the round table debate and discussion amongst forum members that follows.

Members of the public should contact the [Democratic Services Officer](#) at least 3 working days before the meeting (by 5pm, Tuesday, 8 November 2022) so that as many people who wish to speak can be accommodated during the public participation sessions.

Once the period of public participation has drawn to a close, there will be an opportunity for elected members who are not on the forum (i.e., cabinet or ward members) to speak in advance of questions and debate amongst forum members at the Chair's discretion.

The forum will then debate the item with any conclusions and recommendations recorded.

Filming and broadcast notification

This meeting will be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

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Whiteley Town Council

Town Clerk Nicki Oliver BSc (Hons), Heatherdene, Turkey Island, Shedfield, Southampton SO32 2JE
Tel 01329 835019 email townclerk@whiteleytowncouncil.co.uk

18th October 2022

1. Allotments

There are over 90 local people interested in an allotment. Can the delivery of these be given more priority? Allotments will help build community in the absence of other community infrastructure.

2. Pedestrian and cycle access

Whilst the problems with the neighbouring development are acknowledged priority needs to be given to the delivery of Footpath 9 between the north and south of the new development to allow safe pedestrian access to Cornerstone School. Botley Road is being used by pedestrians which is very unsafe.

With reference to the above can residents be provided with an expected opening date of Whiteley Way to improve access to and from the shopping centre and school for pedestrians and cyclists.

3. Street lighting

Completion of the cycle path to Botley Station is progressing but the street lighting is only partially operational, when can residents expect to see the street lighting functioning along the entire route?

When can residents expect the streetlights in Grayling Crescent to be operational?

Will the streetlights be adopted by Hampshire County Council? It has also been questioned whether the development's streetlights will be switched off at midnight as happens through much of the county.

4. Bus services

The Bluebell Way bus service should be up and running. The Town Council is working closely with Hampshire County Council and has given an undertaking to 'underwrite' the adoption of the bus shelters to help speed up this process. An update has been requested from Hampshire County Council on a start date for the extended bus service.

The Town Council maintains its request that the bus service includes a stop at the community hospital and also Locks Heath to allow access by bus to QA Hospital.

Hampshire County Council has been asked to give consideration to using some of the s106 public transport funding for alternatives to buses eg a car club or taxi-share services to enable new residents without their own vehicles to travel. A response is awaited.

5. Parking on pavements and corners – pedestrian safety issue

Could the consortium help control dangerous parking by residents and workers? Construction and shopping centre staff park on pavements and at road junctions and on bends. Areas of particular concern are the roads opposite Cornerstone School and the R3 roundabout / Whiteley Way junction.

Many tenancy agreements include clauses about not parking on the roads or in guest bays, this is not being enforced, help with this would be appreciated.

6. Schools and sports facilities

A commitment to an opening date for the secondary school is requested, the all weather sports facilities are much needed by our growing football and basketball clubs and are dependent on the delivery of the school. Our young people are travelling some distance outside of Whiteley to play and train including Swanmore and Stoneham.

7. Shops and post boxes

Could an indication on the completion of the first shops be given and confirmation that postbox provision will be made?

8. Services provided by Winchester City Council in the new development and private management fees

Could Winchester City Council confirm the services it will be providing as the development grows other than street signs and emptying domestic bins. Eg roadside bins / dog bins / grass cutting?

Residents are concerned about management charges and the uncertainty of the additional costs they are likely to have to meet.

9. J9 and R1 Roundabout

Works were expected to be completed by the end of September, is there a revised completion date and any reason for the delays?

Public Document Pack Agenda Item 5

NORTH WHITELEY DEVELOPMENT FORUM

Monday, 18 July 2022

Attendance:

Councillors

Cllr Achwal (Winchester City Council) (Chairperson)

Cllr Evans, Winchester City Council
Cllr McLean, Winchester City Council
Cllr Miller, Winchester City Council
Cllr Pearson, Winchester City Council
Cllr Small, Winchester City Council

Cllr Lumby, Hampshire County Council
Cllr Woodward, Hampshire County Council
Cllr Pretty, Eastleigh Borough Council
Cllr Evans, Whiteley Town Council
Cllr Bodger, Curdridge Parish Council

Apologies for Absence:

Cllr Bull (Fareham Borough Council) and Cllr Mercer (Botley Parish Council)

Deputy Members:

Cllr Martin (as deputy for Cllr Bull)

Other members in attendance:

Cllrs Clear and Tod

[Full audio and video recording of the meeting](#)

1. **APOLOGIES**

Apologies were noted as above.

2. **DISCLOSURES OF INTERESTS**

There were no disclosures of interest made.

3. **APPOINTMENT OF VICE-CHAIRPERSON FOR THE 2022/23 MUNICIPAL YEAR**

RESOLVED:

That Councillor Small be appointed vice-chairperson for the 2022/23 municipal year.

4. **CHAIRPERSON'S ANNOUNCEMENTS.**

The chairperson advised that she noted that several members were concerned that the forum meetings were not taking place in person. She advised that the cabinet had considered the issues raised by this forum and others and had agreed that meetings for 2022/23 should continue to be held virtually. These arrangements would be revisited for the 2023/24 municipal year.

5. **PUBLIC PARTICIPATION.**

Mr Allen addressed the meeting on two points regarding Bluebell Way. Mr Allen felt that a lack of effective traffic calming measures was causing numerous issues such as vehicle speeding, vehicle noise nuisance, and general safety concerns. Mr Allen also raised concerns regarding the signage on the local shared cycle/pedestrian paths which he felt did not clearly indicate a shared pedestrian/cycle path. Mr Alborough from Hampshire County Council (HCC) responded to the points raised by Mr Allen. He advised that HCC appreciated residents' concerns regarding speeding and was now requiring the development consortium to provide an additional traffic calming feature, negotiations were ongoing over this. Regarding the cycle path signage, Mr Alborough confirmed that the signage installed was in line with the national guidance however he would be discussing the issues raised by Mr Allen with the development consortium following this meeting.

A question had been received from a resident of Thyme Avenue which officers read to the meeting. In summary, the question was: "*what future preventative measures are being proposed/ put in place and when please to prevent vehicles parking at the beginning of the newly opened part of Whiteley Way after the roundabout next to Tesco's which leads into the New development being built by Taylor Wimpey.*" Mr Alborough from Hampshire County Council (HCC) responded and advised that the road referred to was a private road and so was the responsibility of the development consortium. However, he advised that HCC were in the process of creating a list of roads that would be subject to a Traffic Regulation Order (TRO) and that he would suggest adding this road to the TRO to discourage parking on it.

Councillor M Evans advised that several Whiteley residents had contacted him with concerns about a section of Bluebell Way, namely at the Silver Birch Way junction. The concerns related to cars parked on one side of Bluebell Way causing a blind spot when turning right at that junction onto Bluebell Way. Councillor Evans agreed to share further information with Mr Alborough following this meeting.

6. **MINUTES OF THE PREVIOUS MEETING HELD ON 10 FEBRUARY 2022**

RESOLVED:

That the minutes of the previous meeting held on the 10 February 2022 be approved and adopted.

7. **GOVERNANCE REVIEW - VERBAL UPDATE**

Due to unforeseen circumstances, the forum could not receive an update on this agenda item. Members of the forum raised several matters which were summarised below. The Service Lead, Built Environment agreed to discuss these matters with the Governance Manager and suggested to provide a written update to members as soon as possible.

1. That residents from North Whiteley had not yet joined the advisory group.
2. That residents of Whiteley or Curdridge had not been asked to take part in the consultation.
3. That the online consultation did not require the postcode of the consultee.
4. That the online consultation did not prevent multiple entries from the same person.
5. That a delay in the closing of the consultation would be helpful.

8. **EDUCATION - VERBAL UPDATE**

Martin Shefferd, Hampshire County Council provided the forum with a verbal update concerning the latest position regarding both primary and secondary education at North Whiteley. The update covered a range of issues including primary school pupil numbers and the proposed timeline for the build and opening of the secondary school.

Members asked several questions and made comments regarding:

1. the estimated number of pupils for each school year for September 2022 at Cornerstones primary school
2. whether a planning application for the secondary school could be submitted earlier
3. designing the secondary school to be able to cope with extremes in high and low temperatures
4. allowing ingress and egress to Cornerstone school via the currently locked gates
5. development plans for the previous school site
6. understanding the analysis to justify the proposed 2027 opening date for the secondary school
7. the governance arrangements for the secondary school.

These points were responded to by Mr Shefferd.

A statement was read out that had been received from Mr Tim Clarke Headteacher, Cornerstone Church of England Primary School ([available here](#)).

9. **M27 JUNCTION 9 - VERBAL UPDATE**

Patrick Bingham, Hampshire County Council provided the forum with a verbal update concerning the latest position regarding the M27 Junction 9 and Parkway roundabout scheme. The update covered a range of issues including:

1. that overall works were progressing well
2. that the forecast completion was late September 2022
3. that an opening event at the Solent Hotel was planned
4. that resurfacing works would be causing some disruption for motorists and the latest information could be obtained here:
<https://www.hants.gov.uk/transport/transportchemes/m27junction9>
5. that vehicle restraint system and drainage works were taking place on Whiteley Way
6. that permissions were being sought for parapet and Southern footway tie-in works
7. that arrangements for future tree planting works were being discussed.

Members asked several questions and made comments regarding:

1. the lack of lane and junction markings on the roundabout nearest the Solent Hotel
2. the timescales for the works to the dual carriageway running between the Tesco store and the Solent Hotel
3. the operation of the traffic lights on Whiteley Way and the junction with Curdridge Lane
4. the extension of the cycle route from Junction 9 to Lidl.

These points were responded to by Mr Ingham who undertook to review any unresolved points raised and respond to members following the meeting.

10. **TRAVEL PLAN - VERBAL UPDATE**

Amanda Morris, Hampshire County Council provided the forum with a presentation concerning the North Whiteley Travel Plan. The presentation covered a range of issues including:

1. background of the travel planning team
2. activity to date at North Whiteley including the myjourney website:
<https://myjourneyhampshire.com/moving-home/north-whiteley/>
3. activity at Whiteley Primary school and Cornerstone Primary school
4. plans for a resident's travel survey
5. plans for future car clubs
6. residential travel financial incentive
7. bus service extension
8. plans for a future annual update
9. the Breeze app
10. programme delays.

Members asked several questions and made comments regarding:

1. details of bus service improvements, extensions and associated timings including Sweethills Crescent
2. the issues being experienced regarding the installation of both temporary and permanent bus stops and how to resolve
3. the placement of a bus stop at Kings Corner, Botley
4. bus services to the Community and Queen Alexandra Hospitals
5. car clubs and enabling the use of electric vehicles.

These points were responded to by Ms Morris who undertook to review any unresolved points raised with colleagues and respond to members following the meeting.

Following the discussion around bus routes, stops and shelters, the chairperson agreed to discuss matters further with the relevant officers and members.

11. **BUS SERVICES - VERBAL UPDATE**

A statement was read out that had been received from Hampshire County Council Local Bus Team regarding bus services and bus shelters ([available here](#)).

12. **DEVELOPER AND IMPLEMENTATION OFFICER UPDATE**

Jeff Davis of Tetra Tech provided the forum with a presentation which was available on the [council's website here](#). The presentation covered a range of issues which included the following.

1. Highways: Bluebell Way (North), Bluebell Way (Central) and Bluebell Way (Cornerstone Primary School).
2. Footpath 9.
3. Off-site Whiteley Way works.
4. Station Hill - Whiteley Way / Curbridge Way to Whiteley Way.
5. Housing Delivery.
6. Open Space delivery.

Hilary Oliver, Implementation Officer, Winchester City Council addressed the forum and referred members to the report, ref NWDF18, available on the council's [website here](#).

Members asked several questions and made comments regarding;

1. the off-site Whiteley Way works and details regarding works to R1A
2. the latest timeline for the signing of the Open Space agreement
3. the latest timeline for the construction of the section of the footpath from Cornerstone Primary school
4. an update on the litter clearance across the site
5. the latest timeline for the opening of the play areas.

These points were responded to by Mr Davis and Ms Oliver who undertook to review any unresolved points raised and respond to members following the meeting.

13. **FUTURE AGENDA ITEMS.**

Members put forward the following items for future agenda items:

1. governance update
2. medical facilities and a G.P update
3. bus service update
4. the running of the proposed community centre
5. residents' experiences of resolving local issues.

14. **TO NOTE THE FOLLOWING DATES FOR FUTURE MEETINGS OF THE FORUM IN THE 2022/23 MUNICIPAL YEAR.**

The meetings for the rest of the year were noted as follows:

- 14 Nov 2022 6.00 pm
- 16 Feb 2023 6.00 pm

The meeting commenced at 6.00 pm and concluded at 8.30 pm

Chairperson

REPORT TITLE: NORTH WHITELEY DEVELOPMENT FORUM PROGRESS

14 NOVEMBER 2022

REPORT OF PORTFOLIO HOLDER: Cllr Jackie Porter, Cabinet Member for Place and Local Plan

Contact Officer: Hilary Oliver Tel No: 01962 848503 Email: hdoliver@winchester.gov.uk

WARD(S): WHITELEY AND SHEDFIELD

PURPOSE

The purpose of the report is to update the North Whiteley Development Forum on progress with issues relating to the North Whiteley Major Development Area.

RECOMMENDATION:

1. That the content of the report be noted

1 RESOURCE IMPLICATIONS

1.1 None

2 SUPPORTING INFORMATION:

2.1 Background

2.2 The North Whiteley Development will eventually consist of 3,500 dwellings, two primary schools, a secondary school and other supporting infrastructure, including major highway works. It will integrate with the existing residential, commercial and employment development at Whiteley which has now been established for many years. It is wholly contained in the Winchester City council area. A resolution to grant planning permission for the development was made by the City Council's Planning Committee on 12th October 2015 with final planning consent issued on 30th July 2018. The Section 106 agreement was completed on the same day.

2.3 General Update

2.4 **S106 Obligations Discharged from Outline Consent**

2.5 S106 obligations are monitored, and a tracker is provided with this report – Appendix 1.

2.6 A total of £17,500,000 plus indexation was secured as a financial contribution to off-site affordable housing. To date £3,620,586 has been collected.

2.7 **Cycle Way Botley Road**

2.8 The footpath/cycleway has been completed to the junction of the A3051/A334 and work has now commenced on the route to Botley station. Negotiations are taking place with Hampshire County Council to agree road space in order to complete the lighting works this year.

2.9 Bridges

- 2.10 Bridge 1 and 3 are completed and in use. Bridge 2 which is situated in the middle of the site on the Whiteley Way extension is currently under construction.



2.11 On Site Whiteley Way (South)

- 2.12 Works are continuing on the construction of the extension of Whiteley Way and the creation of Curbridge Way. A date for opening the roads to through traffic has not been determined due to the quantity of housing construction along these roads leading to safety concerns from the developers of opening up the road prior to the S106 requirement to do so.



2.13 **Off Site Whiteley Way**

- 2.14 Work commenced on 20/10/2020 to construct the embankment from Roundabout 3 on Whiteley Way as the first part of the road improvement measures and is progressing. Highway agreements are being negotiated to allow for the works on Whiteley Way. Issues with a Southern Water storm water culvert has caused delays to work progressing.

Planning and Housing Update

2.15 **Outline Consent**

- 2.16 The outline consent for the North Whiteley development (ref 15/00485/OUT) was approved on 30 July 2018. The development was commenced on 28/01/2019 and first occupation occurred on 23/12/2019 at the northern Bovis site.

2.17 **Design Code and The Building Research Establishment's Environmental Assessment Method (BREEAM)**

- 2.18 The Design Code approved with the outline consent has been an invaluable document in bringing forward development which is coherent, of the quality that was approved and in defining distinct character areas and neighbourhoods.
- 2.19 The housing is meeting Code for Sustainable Home's level 4 for energy and water. BREEAM has not been triggered yet and will be part of the discussions on the local retail centres.

2.20 Reserved Matters

- 2.21 Since the outline consent was granted Vistry (was Bovis), Taylor Wimpey, Crest Nicholson, Foreman Homes/Vestal and Persimmon have all received reserved matters consent for housing parcels.
- 2.22 2,507 units have been granted permission with a further 744 under consideration. This is a total of 3,251 of the 3,500 permitted by the outline.
- 2.23 The following paragraphs provide an update on the reserved matters applications that are approved and pending approval. Appendix 2 shows the location of these applications.
- a) Application 18/02170/REM – Crest application for 69 Dwellings approved 26/07/2019. An amended outlay was submitted and approved under 21/00170/FUL. This parcel is fully occupied.
 - b) Application 18/02606/REM – 168 Dwellings approved 26/07/2019 to be developed by Bovis Homes. This parcel is fully occupied.



- c) Application 18/02607/REM – 160 Dwellings approved 12/04/2019 to be developed by Bovis Homes. The majority of the market houses have been sold to Vivid (registered affordable housing provider). The dwellings have all been occupied.
- d) Application 19/00419/REM – 91 Dwellings approved 28/05/2019 to be developed by Taylor Wimpey. This parcel is fully occupied..
- e) Application 19/01142/REM – 182 Dwellings approved 08/11/2019 to be developed by Taylor Wimpey.



- f) Application 19/02539/REM – Crest’s application for 59 dwellings was approved on 23/11/2020 and work has started on 53 dwellings.



- g) Application 20/00108/REM – Taylor Wimpey’s application for 81 dwellings was approved on 27/11/2020 and work has commenced on site.
- h) Application 20/00572/REM – Vestal Development’s application for 187 dwellings was approved on 23/03/2021 and work has commenced on site.
- i) Application 20/00754/REM – Bovis’ (now Vistry) application for 449 dwellings was approved on 13/11/20 and work has commenced on site. Vistry are building parcels 4 and 10 with occupations having taken place. Development of Parcel 7 is to be undertaken by Barrett David Wilson Homes. Winchester City Council has purchased Parcel 6 (54 dwellings) which is being developed by Drew Smith. Parcel 12 will be developed by Vistry commencing later this year

Parcel 4



Parcel 6



Parcel 7



Parcel 10





- j) Application 20/02328/REM – Persimmon’s application for 207 dwellings was approved on 13/08/21. Work has commenced.



- k) Application 21/01388/REM – Taylor Wimpey have made an application for 16 dwellings which was approved on 21/03/2022.
- l) Application 21/01825/REM – Taylor Wimpey’s application for 395 dwellings was approved 22/07/22.
- m) Application 21/02021/REM – Drew Smith’s (Vistry) application for 112 dwellings was approved on 05/11/2021. Work has commenced.
- n) Application 21/02590/REM – Vistry’s application for 255 dwellings was approved on 13/06/2022.
- o) Application 22/00012/REM – Barrett/David Wilson Homes’ application for 76 homes was approved on 08/04/2022.
- p) Application 22/00639/REM – Crest have made an application for 113 dwellings which is currently under consideration.
- q) Application 22/00908/REM – Persimmon have made an application for 59 dwellings which is currently under consideration.
- r) Application 22/00915/REM – Persimmon have made an application for 90 dwellings which is currently under consideration.

s) Application 22/01634/REM – Vistry have made an application for 482 dwellings. This is currently under consideration.

2.24 Appendix 3 gives an update on starts and occupations as at the end of September 2022.

2.25 **School Development**

2.26 The planning consent for the replacement Cornerstone Primary school was permitted in April 2019 and commenced June 2020. It was opened to pupils in September 2021. The site is becoming established, and the developers have donated trees for the woodland learning area.



2.27 The secondary school site plan of the land to be transferred to HCC has been submitted and agreed. The land is due to be transferred prior to the occupation of 1,100 dwellings. Current plans are for the school to open in 2027.

2.28 Primary School 2 – a land registry site plan of the land to be transferred to HCC is due to be submitted prior to the occupation of 1,700 dwellings.

2.29 Community Facilities

- 2.30 Application 20/01523/REM for the Allotment 1 site for eight allotments was approved on 22/09/20. Work commenced on the construction of the allotments on 27/06/2022 and is nearing completion. Inspections by Winchester City Council will take place and the allotments will be transferred.



- 2.31 Application 20/01555/REM for Allotment 3 site to include 21 allotments 7 raised beds for disabled users and car parking was approved on 28/10/2020. Work is due to commence by the end of October.
- 2.32 Application 20/01879/REM for Allotment 2 site to include 27 allotments and 7 raised beds was approved on 06/07/2021. This application also includes 4 youth sport pitches. Tenders have been raised and work is due to start this year and completed for Quarter 3/4 2023.

2.33 Open Space

- 2.34 Application 22/01059/REM approved the details of play area 1. The play equipment has been ordered and work is due to commence in the New Year.
- 2.35 Application 21/00649/REM has approved the details of play area 2. This is now complete but is awaiting a safety inspection. A footpath from Bluebell Way to the play area is under construction.



- 2.36 Application 20/02566/REM approved the details of play area 3 near to bridge 1 in the northern area. The play area equipment and seating has been installed. The equipment is suitable for younger children.



- 2.37 Application 20/02859/REM has been received for Public Open Space in the northern area and was approved on 16/08/21.
- 2.38 Application 21/02198/REM has been received for Public Open Space in the southern area and was approved on 19/11/21.
- 2.39 Application 21/01016/REM for details of the works to Hangmans Copse and Sawpits Copse was approved on 23/06/22 to create crushed stone footpaths. The paths are part of the open space strategy for the North Whiteley Development which provides a network of routes throughout the site. Unfortunately the copses have had to be closed to the public for safety reasons but the work is nearing completion.

Sawpit Copse POS1





Hangmans Copse POS2



2.40 **Temporary Community Centre**

2.41 Due to the escalation of build out plans, the provision of Meadow Cottage as a temporary community centre is now not feasible. Discussions are ongoing on providing this on the site of the Retail area alongside an Apprentice facility.

2.42 **Extra Care Home**

2.43 Winchester City Council (WCC) has given notice to the developers that WCC New Homes they will develop the Extra Care Home. The land for this is due to be handed over to WCC prior to the occupation of 1,700 dwellings.

2.44 **Travel Plan**

2.45 Hampshire County Council are providing the Travel Plan Co-ordinator role. A deed of variation is being drawn up to reflect this change to HCC from the Developers.

2.46 Bus Service

2.47 It has been agreed between the Developer and HCC under consultation with WCC, to place an order for temporary bus stop signs in order to allow the service to commence.

2.48 Issues raised and dealt with

- a) Generator running on land off site adjacent to parcel 27. Resolved.
- b) Mowing of play area 3. Resolved
- c) Oil leak on Parcel 3. Raised with developer.
- d) Car parking in private residents parking court. Resolved.
- e) Excessive noise from music and early starts. Resolved
- f) Small stones on bridge 1. Raised with developer awaiting resolution.
- g) Queries on construction of pavement to Horse and Jockey. Informed not secured under the development.
- h) Doctor surgery provision. Advised the Clinical Care Group (CCG) was approached when negotiating the S106 but the CCG said the provision would be delivered from Whiteley Surgery so a contribution was secured for an upgrade to the car park which will be collected once planning permission is in place.
- i) Utility piping in Whiteley Way. Raised with the developer who is chasing the utility companies.
- j) Graffiti on Bridge 3. Raised with the developer.
- k) Footpath into Hangmans Copse (POS2). Raised with developers who amended plans to try to minimise impact.
- l) Request not to build footpath in Hangmans Copse. Required as part of Open Space strategy and to ensure accessibility.
- m) Traffic Noise. Raised with Environmental Health – traffic noise excluded from legislation.
- n) Litter in Bluebell Way. Developers arranged a litter collection.
- o) Provision of bins in Bluebell Way. Whiteley Town Council installed two bins.

3 OTHER OPTIONS CONSIDERED AND REJECTED

3.1 None

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

None

Other Background Documents:-

None

APPENDICES:

Appendix 1 - S106 Obligation tracker

Appendix 2 - Application Plan

Appendix 3 - Occupations Schedule

APPENDIX 1 - S106 TRACKER NORTH WHITELEY

Covenant Type	Clause	Covenant	Definition	Unit Trigger	Trigger	Amount	Discharge Date	Cov	Review Notes
Affordable Housing Contribution Offsite	18-02170 (1st)-S9 P12	1. The owners covenant with the City Council to pay the Affordable Housing Contribution to the City Council in such numbers of instalments as is the equivalent to the number of phases and each instalment shall be calculated on the basis of it being equivalent to 10% of the total number of dwellings in that particular phase	a contribution in lieu of the provision of 10% of the dwellings as affordable housing in each phase payable in accordance with schedule 9 Part 12 and calculated on the basis of £50,000 (fifty thousand pounds) per Dwelling which shall be used by the City Council in such manner as in its absolute discretion considers appropriate for the provision of Affordable Housing within the city council's administrative area	26	Prior to Occupation of no market dwellings	172,500.00			Crest - 18/02170/REM Parcel 22 - trigger 1. Paid January 2022
	18-02170 (2nd) - S9 P12			39		172,500.00		Crest - 18/02170/REM Parcel 22 - trigger 2. Paid 29/03/2022	
	18-02606 (1st)-S9 P12			98		420,000.00		18/02606 1st installment at 35% market houses. Paid 10/06/2021	
	18-02606 (2nd) - S9 P12			65		420,000.00		Bovis 18/02606/REM second installment. Paid 15/7/2021	
	18-02607 (1st) - S9 P12			69		400,000.00		18/02607/REM Bovis - First installment Vistry. Paid 2/3/21	
	18-02607 (2nd) - S9 P12			104		400,000.00		Bovis 18/02607/REM ph 26 31a - second installment. Paid 10.6.2021	
	19-00419 (1st) - S9 P12			37		227,500.00		Taylor Wimpey 19/00419 Parcel 22 - first installment. Paid 9.6.21	
	19-00419 (2nd) - S9 P12			107		227,500.00		Taylor Wimpey 19/00419/REM. Invoice paid 05.11.21	
	19-01142 (1st) - S9 P12			78		455,000.00		Taylor Wimpey 19/01142/REM - first installment. Paid 30/08/2022	
	19-01142 (2nd) - S9 P12			116		455,000.00		Taylor Wimpey 19/01142/REM ph28-30 34 - Trigger 2 - Approx trigger Winter 2022	
	19-02539 (1st) - S9 P12			27		147,500.00		Crest - 19/02539/REM Parcel 22 - trigger 1. Approx trigger Oct 2022	
	19-02539 (2nd) - S9 P12			40		147,500.00		Crest - 19/02539/REM Parcel 22 - trigger 2. Approx trigger Jan 23	
	20-00108 (1st) - S9 P12			35		202,500.00		Taylor Wimpey 20/00108 Parcel 25a - trigger 1. Commenced - not due	
	20-00108 (2nd) - S9 P12			53		202,500.00		Taylor Wimpey Parcel 25a - trigger 2. Commenced - not due	
	20-00754 (1st)-S9 P12			225		1,122,500.00		Vistry Parcel 4,6,7,10,12 - trigger 1. Approx trigger Autumn 2022	
	20-00754 (2nd)-S9 P12			337		1,122,500.00		Vistry Parcel 4,6,7,10,12 - trigger 2. Approx trigger Winter 2022	
	20-02328 (1st) - S9 P12			89		517,500.00		Persimmon 20/02328 - first installment. Approx trigger winter 2022	
	20-02328 (2nd) - S9 P12			134		517,500.00		Persimmon 20/02328 - second installment. Approx trigger Feb 2023	
	21-01388 (1st) - S9 P12			8		40,000.00		Taylor Wimpey 21/01388 - first installment. Commenced not due	
	21-01388 (2nd) - S9 P12			12		40,000.00		Taylor Wimpey 21/01388 - second installment. Commenced not due	
	21-01825 (1st) - S9 P12			174		987,500.00		Taylor Wimpey 21/01825 - first installment. Commenced not due	
	21-01825 (2nd) - S9 P12			260		987,500.00		Taylor Wimpey 21/01825 - second installment. Commenced not due	
	21-02021 (1st) - S9 P12			50		280,000.00		Vistry (Drew Smith) 21/02021- first installment. Commenced not due	
	21-02021 (2nd) - S9 P12			74		280,000.00		Vistry (Drew Smith) 21/02021- second installment. Commenced not due	
21/02590 (1st) - S9 P12	114	637,500.00		Vistry 21/02590/REM - first installment. Not commenced					
21/02590 (2nd) - S9 P12	170	637,500.00		Vistry 21/02590/REM - second installment. Not commenced					
22/00012 (1st) - S9 P12	35	190,000.00		Vistry (Barrett) 22/00012/REM - first installment. Commenced not due					
22/00012 (2nd) - S9 P12	52	190,000.00		Vistry (Barrett) 22/00012/REM - second installment. Commenced not due					
Affordable Housing General Requirements	AH XCare Sch 9 P13 5 trsf	Extra Care Facility Land Transfer no later than transfer of Primary School 2 site		0	1700	0.01	4/27/2021		Letter sent to members of consortium 27.4.21 confirming WCC will develop Extra Care Home
Affordable Housing General Requirements	AH Xca S9 P13 5-land tran	Extra Care Lane Transfer	Transfer at same time as transfer of Primary School 2 land			0.01			Not due
Affordable Housing General Requirements	AH Plan Sch 9 P3	Prior to the submission of the first Reserved Matters application for a Phase the Owners shall submit a draft Affordable Housing Masterplan Strategy to the City Council for its approval (not to be unreasonably withheld).	the strategy for Affordable Housing across the Site as set out in the document entitled "Affordable Housing Masterplan Strategy" to be provided in accordance with the requirements of Schedule 9 Part 3;	0	Prior to submission of first RM application	0.01	4/10/2019		First approved 10 April 2019. Numbers submitted November 2020 and approved December 2020. Masterplan sets out the quantity and type of AH to be provided in each phase of development as shown on the AH Masterplan map. A plan is provided for each reserved matters application showing the location of the AH and checked against masterplan for compliance
Affordable Housing General Requirements	AH XCare Sch 9 P13 2 Opt	Extra Care Facility Land Option of Transfer		0	Before 23-12-21 or occupation of 500 dwellings	0.01	4/27/2021		Letter sent to members of consortium 27.4.21 confirming WCC will develop Extra Care Home
Allotment Provision	Sch 6 P1 1.1 Allot 1	submit an Allotments Scheme for the approval of the City Council either in accordance with the Trigger Points at column 2 of the table at paragraph 1.2 of this Part of this Schedule or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed);	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	0	Pre commencement	0.01	1/7/2019		Aug 20 - new application submitted due to bridge original scheme cannot be built. Application approved and work commenced June 2022 and should be complete by end November 2022
Allotment Provision	Sch 6 P1 1.1 Allot 2	submit an Allotments Scheme for the approval of the City Council either in accordance with the Trigger Points at column 2 of the table at paragraph 1.2 of this Part of this Schedule or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed);	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	1500	Prior to Occupation of a specific number of units	0.01	1/25/2021		Submitted 25/01/21
Allotment Provision	Sch 6 P1 1.1 Allot 3	submit an Allotments Scheme for the approval of the City Council either in accordance with the Trigger Points at column 2 of the table at paragraph 1.2 of this Part of this Schedule or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed);	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	750	Prior to Occupation of a specific number of units	0.01	1/25/2021		Submitted 25/01/21
Allotment Provision	Sch 6 P1 1.1 Allot 4	submit an Allotments Scheme for the approval of the City Council either in accordance with the Trigger Points at column 2 of the table at paragraph 1.2 of this Part of this Schedule or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed);	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	2500	Prior to Occupation of a specific number of units	0.01	1/25/2021		Submitted 25/01/21

Allotment Provision	Sch 6 P1 1.2 Allot 1	complete the construction of each of the Allotments either in accordance with the approved Allotments Scheme by the Trigger Point set out in column 3 of the table below or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed) and within 10 Working Days of the completion of construction of any of the Allotments serve written notice on the City Council that the laying out of that area of Allotments has been completed	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	125	Prior to Occupation of a specific number of units	0.01		Application 20/01523 refers. Work commenced June 2022 and due to complete end November 2022
Allotment Provision	Sch 6 P1 1.2 Allot 2	complete the construction of each of the Allotments either in accordance with the approved Allotments Scheme by the Trigger Point set out in column 3 of the table below or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed) and within 10 Working Days of the completion of construction of any of the Allotments serve written notice on the City Council that the laying out of that area of Allotments has been completed	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	1800	Prior to Occupation of a specific number of units	0.01		Application 20/01879/REM refers. Requires conditions to be discharged.
Allotment Provision	Sch 6 P1 1.2 Allot 3	complete the construction of each of the Allotments either in accordance with the approved Allotments Scheme by the Trigger Point set out in column 3 of the table below or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed) and within 10 Working Days of the completion of construction of any of the Allotments serve written notice on the City Council that the laying out of that area of Allotments has been completed	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	1075	Prior to Occupation of a specific number of units	0.01		Application 20/01555/REM refers. Conditions part discharged. Needs further soil sampling. Work to commence October 2022
Allotment Provision	Sch 6 P1 1.2 Allot 4	complete the construction of each of the Allotments either in accordance with the approved Allotments Scheme by the Trigger Point set out in column 3 of the table below or in accordance with such other Trigger Points as may be agreed in writing by the City Council as a consequence of any revisions to the phasing of the Development which are agreed in writing by the City Council (in each case without the requirement for any further Deed) and within 10 Working Days of the completion of construction of any of the Allotments serve written notice on the City Council that the laying out of that area of Allotments has been completed	each or all of the respective allotments to be provided in accordance with the Allotments Scheme in the general locations identified on the Landscape and Facilities Measures Plan and marked Allot 1, Allot 2, Allot 3 and Allot 4 respectively	3200	Prior to Occupation of a specific number of units	0.01		Application to be made in due course
Allotments Land Transfer	Sch 6 P1 2 Allot 1 transf	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners		0	Practical Completion of the Allotments	0.01		Not due
Allotments Land Transfer	Sch 6 P1 2 Allot 2 trans	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners		0	Practical Completion of the Allotments	0.01		Not Due
Allotments Land Transfer	Sch 6 P1 2 Allot 3 transf	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners		0	Practical Completion of the Allotments	0.01		Not due
Allotments Land Transfer	Sch 6 P1 2 Allot 4 transf	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners		0	Practical Completion of the Allotments	0.01		Not due
Allotments Maintenance	Sch 6 Part 1 2 Allot 1	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners or such other body or organisation nominated by it ...	The sum of £50,000 (fifty thousand pounds) towards the future maintenance and management of the Allotments	0	Transfer of Land	12,500.00		Not due
Allotments Maintenance	Sch 6 Part 1 2 Allot 2	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners or such other body or organisation nominated by it ...	The sum of £50,000 (fifty thousand pounds) towards the future maintenance and management of the Allotments	0	Transfer of Land	12,500.00		Not due
Allotments Maintenance	Sch 6 Part 1 2 Allot 3	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners or such other body or organisation nominated by it ...	The sum of £50,000 (fifty thousand pounds) towards the future maintenance and management of the Allotments	0	Transfer of Land	12,500.00		Not due
Allotments Maintenance	Sch 6 Part 1 2 Allot 4	Upon Practical Completion of the Allotments the Owners covenant with the City Council that they shall Transfer the Allotments and pay the relevant proportion of the Allotments Maintenance Sum to the City Council or such other body or organisation nominated by it and the City Council shall accept a Transfer of the Allotments if requested to do so by the Owners or such other body or organisation nominated by it ...	The sum of £50,000 (fifty thousand pounds) towards the future maintenance and management of the Allotments	0	Transfer of Land	12,500.00		Not due
Car Park Contribution	Sch 5 Part 4 1 car pk con	The owners covenant with the City Council to pay the GP surgery Car Park contribution to the City Council by the later of either (i) the occupation of the first dwelling or (ii) 30 days following receipt of evidence that the contract for the works referred to in paragraph 2 has been let and works commenced.	the sum of £350, 500 (three hundred and fifty thousand five hundred pounds) to be paid by the owners to the City Council and to be used by the City Council towards the provisions identified in part 4 of Schedule 5	1	30 days following receipt of evidence that the contract for works has been let	350,500.00		Will be later than 1 dwelling as needs planning permission. Planning permission refused by Fareham July 2020. A revised application is planned.
Car Park Contribution	Sch 5 P4 2 - car pk trs	The City Council covenants with the Owners to apply the GP Surgery Car Park Contribution towards the capital costs of the provision of additional car parking and associated engineering works to the existing Whiteley Surgery at Yew Tree Drive, Whiteley	the sum of £350,500 (three hundred and fifty thousand five hundred pounds) to be paid by the Owners to the City Council and to be used by the City Council towards the provisions identified in Part 4 of Schedule 5	0	On receipt of car park contribution	0.01		Monies to be transferred if car park is planned to be built.
Community Facilities	Sch 5 Part 3 1 1st ins	The Owners covenant with the City Council to pay 50% of the Community Services Contribution to the City Council prior to the occupation of 200 Dwellings in the Southern area		200	Prior to Occupation of a specific number of units	156,250.00	7/26/2021	Paid 26/07/2021
Community Facilities	Sch 5 Part 3 1 2nd ins	The Owners covenant with the City Council to pay 50% of the Community Services Contribution to the City Council prior to the occupation of 400 Dwellings in the Southern area		400	Prior to Occupation of a specific number of units	156,250.00	8/30/2022	Paid 30/08/2022

Community Facilities	Sch 5 P2 1-5 - Com Bld	The Owners covenant with the City Council not to Occupy or permit to be Occupied more than 750 Dwellings in the Northern Area until they have submitted detailed plans and specifications for the Community Building to the City Council and have obtained the approval of the City Council to the detailed plans and specifications for the Community Building such approval not to be unreasonably withheld or delayed.	a building of up to 650 square metres gross external area as shown illustratively within the Community Building Specification	750	Prior to occupation of 750 dwellings	0.01		Planning permission required as RM. Approx trigger April 2023
Community Facilities	Sch 5 P 2 4 - trs com bld	Subject to all necessary consents having been granted/obtained, the Owners covenant to Transfer the Community Building to either the City Council (or such other body or organisation nominated by the City Council) before the Occupation of 1000 Dwellings in the Northern Area such Transfer to be with the benefit of a warranty from the building contractor conferring upon the City Council or the other body or organisation (as the case may be) the benefit of the building contractor's obligations under the building contract in respect of the rectification of defects notified as arising within the twelve months defects liability period as defined in the building contract	a building of up to 650 square metres gross external area as shown illustratively within the Community Building Specification	1000	Prior to occupation of 1000 dwellings in northern area	0.01		Approx trigger year 2026
Community Facilities	Sch 5 P7 - Use Agreement	The operator of the Secondary School shall enter into a Community Use Agreement with the City Council and with such other parties as may be agreed by the operator of the Secondary School and the City Council. The Community Use Agreement shall be completed and SPIAF shall be available for use by hirers not later than three months after the opening of the Secondary School to students.	an agreement which secures access to and use of SP1AF and promotes a variety of different sports on SP1 AF to enable participation across all sectors of the community by hirers (which shall include but not be limited to individuals, sports clubs and community groups) ("Hirers") on reasonable financial terms.	0	Not later than three months after the opening of the Secondary School	0.01		Opening approx 2027. Will need to start negotiations early
Community Facilities	Sch 5 P1 1-4 Temp	The Owners covenant with the City Council not to Occupy or permit to be Occupied more than 150 Dwellings in the Northern Area until they have submitted detailed plans and specifications for the Temporary Community Building to the City Council and have obtained the approval of the City Council to the same such approval not to be unreasonably withheld or delayed.	modular accommodation of approximately 35m' gross Internal area for use as temporary and interim community facilities provided in accordance with the detailed plans and specifications to be submitted and approved in accordance with paragraph 1 in Part 1 of Schedule 5 in a location to be agreed with the City Council;	150	Prior to occupation of 150 dwellings in the Northern	0.01		Application for COU of Meadow cottage to be used as facility approved. Due to accelerated building rates Meadow Cottage cannot be used. Discussions taking place for an alternative facility on the retail area
Community Facilities	Sch 5 Part 3 2 Com spen	The City Council covenants with the Owners to apply the Community Services Contribution towards the capital costs of: 2.1 the refurbishment and/or extension of existing community facilities within Whiteley; and/or 2.2 the provision of community facilities on the Secondary School Site additional to those that would otherwise ordinarily be provided as part of the Secondary School; and/or 2.3 the employment of a Community Development Worker for the benefit of the North Whiteley Development Area over such reasonable period of time and on such reasonable terms as the City Council considers appropriate		0	After payment of contribution	1.00		Discussions August 2021 with Ward Clrs - plan to be developed for funds
Community Facilities	Sch 5 Part 9 1 Pav	The owners covenant with the City Council not to occupy or permit the occupation of more than 1500 dwellings until they have paid the First Sports Pavilion Contribution to the City Council	The aggregated sum of £750,000 (seven hundred and fifty thousand pounds) comprising the First Sports Pavilion Contribution and Second Sports Pavilion Contribution	1500	Prior to Occupation of a specific number of units	375,000.00		Not due
Community Facilities	Sch 5 Part 9 2 Pav	The owners covenant with the City Council not to occupy or permit the occupation of more than 3000 dwellings until they have paid the Second Sports Pavilion Contribution to the City Council	The aggregated sum of £750,000 (seven hundred and fifty thousand pounds) comprising the First Sports Pavilion Contribution and Second Sports Pavilion Contribution	3000	Prior to Occupation of a specific number of units	375,000.00		Not due
Development Implementation Officer	Sch 5 Part 5 1 a 1st inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows (a) The first instalment on the commencement date subject to the Implementation officer having commenced his/ her post	an officer of the City Council (to be in post as soon as reasonably practicable from the date that the Owners request In writing that such officer be put in post but in any event no later than the date on which the first Reserved Matters application relating to the Development is validated by the City Council) who will be specifically and exclusively assigned by the City Council to the Development and whose duties will include overseeing the progress of the Development and dealing with the administration	0	First reserved matters application	40,000.00	9/30/2020	Paid 23/4/20
Development Implementation Officer	Sch 5 Part 5 1 b 2nd inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows... (b) The second instalment on the later of the commencement date or the 12 month anniversary of the trigger for the first instalment provided that the Implementation Officer is in post and hitherto provided a value for money service to the reasonable satisfaction of the owners		0	First anniversary	40,000.00	3/2/2021	Paid 2 March 2021
Development Implementation Officer	Sch 5 Part 5 1 3rd inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows... (c) The third instalment on the first anniversary of the trigger Point for the second instalment provided that the Implementation Officer is in post and hitherto provided a value for money service to the reasonable satisfaction of the owners		0	Second anniversary	40,000.00		Paid January 2022
Development Implementation Officer	Sch 5 Part 5 1 d 4th inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows... (d) The fourth instalment on the first anniversary of the trigger Point for the third instalment provided that the Implementation Officer is in post and hitherto provided a value for money service to the reasonable satisfaction of the owners		0	Third anniversary	40,000.00		Due January 2023
Development Implementation Officer	Sch 5 Part 5 1 e 5th inst	The owners covenant with the City Council to pay to the City Council the Implementation Officer Contribution in five instalments whereby the sum of each instalment is £40,000 (forty thousand pounds) and unless agreed in writing these shall be paid as follows... (e) The fifth instalment on the first anniversary of the trigger Point for the fourth instalment provided that the Implementation Officer is in post and hitherto provided a value for money service to the reasonable satisfaction of the owners		0	Fourth Anniversary	40,000.00		Due January 2024

Education - Land Transfer	Sch 4 P1 2 Prim1 trans	The Owners covenant to Transfer the Primary School 1 Site to the County Council with 4 months from Commencement of Development (and not to continue the Development once 4 months have elapsed after commencement unless it has Transferred the Primary School 1 Site to the County Council) but this restriction is subject to the County Council having provided the Owners with reasonable evidence that (a) there is a Project Appraisal relating to the School Construction Works for Primary School1 ; and (b) a planning permission has been obtained permitting construction of Primary School 1 in accordance with the relevant Project Appraisal	that part of the Site being an area of approximately 2.733 hectares in the location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown on the Primary School Site 1 Plan;	0	Four months from commencement	0.01	3/4/2020	Trigger dependent on project appraisal and PP in place Confirmation received from M. Shefford Hampshire Education transfer took place 04/03/2020
Education Sum primary	Sch 4 P1 Prim1 Inst 1	The Owners covenant with the City Council and the County Council to pay the Primary School 1 Contribution to the County Council First Installment	the sum of £10,820,000 (ten million eight hundred and twenty thousand pounds) towards the capital costs of Primary School 1 to mitigate the impact of the Development	0	November 2020	10,820,000.00		Work commenced 11.5.2020 First installment of £669,713.76 invoiced by HCC May 2020. Second Installment £1,964,369 paid by 19/04/21 Third Installment £1,964,369 paid 03/08/21 Fourth installment invoiced
Education - Land Transfer	Sch 4 P2 3.2 Prim2	not to Occupy more than 1,000 Dwellings unless it has submitted a Land Registry compliant plan showing the precise location size and boundaries of the Primary School 2 Site	that part of the Site being an area of approximately 2 hectares in the general location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown edged red on Primary School 2 Site Plan	1000	Prior to occupation of 1000 dwellings	0.01		Awaiting trigger - approx 2023
Education - Land Transfer	Sch 4 P2 2 Prim2	The Owners covenant with the County Council not to Occupy more than 1, 700 Dwellings unless they have Transferred the Primary School 2 Site to the County Council but this restriction is subject to the County Council having provided the Owners with reasonable evidence that: (a) there is a Project Appraisal relating to the School Construction Works for Primary School 2; and (b) a planning permission has been obtained permitting construction of Primary School 2 in accordance with the relevant Project Appraisal	that part of the Site being an area of approximately 2 hectares in the general location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown edged red on Primary School 2 Site Plan	1700	Prior to occupation of 1700 dwellings	0.01		Approx Trigger 2027 - Trigger dependent on project appraisal and PP in place
Education - Land Transfer	Sch 4 P2 Secondary	Prior to Occupation of 50 Dwellings, the Owners covenant to submit to the County Council a Land Registry compliant plan showing the precise location size and boundaries of the Secondary School Site	that part of the Site being an area of approximately 7.747 hectares (and which includes the Attenuation Basin K1 and part POS15) in the location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown on the Secondary School Site Plan and shall include the location of Sports Pitch 1 unless Sports Pitch 1 has been Transferred independently in accordance with the terms of this Agreement;	50	Prior to occupation of 50 dwellings	0.01	12/23/2020	Plan submitted and agreed with HCC
Education - Land Transfer	Sch 4 P2 3 Second trans	The Owners covenant not to Occupy more than 1,100 Dwellings until they have Transferred the Agreed Secondary School Site to the County Council but this restriction is subject (a) to the County Council having provided reasonable evidence to the Owners that there is a Project Appraisal relating to the School Construction Works for the Secondary School; and (b) to the County Council having provided reasonable evidence to the Owners that a planning permission has been obtained permitting construction of the Secondary School in accordance with the relevant Project Appraisal	that part of the Site being an area of approximately 7.747 hectares (and which includes the Attenuation Basin K1 and part POS15) in the location identified on the Landscape and Facilities Plan the detailed boundaries of which are shown on the Secondary School Site Plan and shall include the location of Sports Pitch 1 unless Sports Pitch 1 has been Transferred independently in accordance with the terms of this Agreement;	1100	Prior to occupation of 1100 dwellings	0.01		Trigger dependent on project appraisal and PP in place
Education Sum primary	Sch 4 P2 Prim2 Cont	The Owners covenant with the City Council and the County Council to pay the Primary School 2 Contribution to the County Council	the sum of £7,740,000 (seven million seven hundred and forty thousand pounds) towards the capital costs of Primary School 2 to mitigate the impact of the Development;	1700	Occupation 1700 dwellings or 20 wd from project appraisal	7,740,000.00		check later trigger date. see schedule for payment dates
Education Sum Secondary	Sch 4 P3 Secondary	The Owners covenant with the City Council and the County Council to pay the Secondary School Contribution to the County Council	the sum of £22,730,000.00 (twenty two million seven hundred and thirty thousand pounds) payable in instalments as set out in Schedule 4 towards the capital costs of providing 5 forms of entry in the first phase at the Secondary School on the Secondary School Site to mitigate the impact of the Development	1100	Occupation 1100 dwellings or 20 wd from project appraisal	22,730,000.00		check later trigger date. see schedule for payment dates
Education Contribution General	Sch 4 P5	The County Council shall submit to the Owners confirmation that it has entered into a contract or contracts in relation to secondary school transport the costs of which fall within the purpose to which the School Transport Contribution may be applied as set out in the definition of School Transport Contribution and the Owners covenant (subject to the following proviso) thereafter to pay to the County Council within 30 working days of the date of receipt of written demand the amount demanded by the County Council in respect of such costs up to the maximum amount of the School Transport Contribution PROVIDED THAT the Owners shall not be required to make any payment before the date of 1" Occupation of any Dwelling	sum or sums of up to £330,000 (three hundred and thirty thousand pounds) in aggregate to be paid by the Owners to the County Council towards the costs reasonably and necessarily incurred by the County Council as education authority to provide transport for pupils resident in the Development to the linked secondary school for the purposes of education prior to the opening of the Secondary School	0	HCC to submit contract to owners - owners to pay within 30 days	330,000.00		HCC to submit contract to owners
HCC Transport Contribution	Sch 3 P2 1 d 1st	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below . Off Site Traffic management and capacity improvement	the sum of £900,000 (nine hundred thousand pounds) which may be paid under the terms of this Agreement to the County Council in lieu of the A334/A3051 Signalised Junction Improvements to be used towards the provision of the A334/A3051 Alternative Junction Improvements	1000	Prior to Occupation of a specific number of units	90,000.00		Note optional - provision or contribution
HCC Transport Contribution	Sch 3 P2 1 c 2nd	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below . Off Site Traffic management and capacity improvement	the sum of £3,800,000 (three million eight hundred thousand pounds) which may be paid under the terms of this Agreement to the County Council in lieu of those parts of the Highways Works comprising and described at Part 1 of Schedule 3 as the Whiteley Way/Rookery Avenue Parkway (South) Junction (R1) improvements and the Whiteley Way widening and shared foot/cycleway proposals to be used towards delivery of the Enhanced Scheme	750	Prior to Occupation of a specific number of units	3,420,000.00		Optional amount if HCC serve notice on developers

HCC Transport Contribution	Sch 3 P2 1 (a) 1st	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below . Off Site Sustainable transport Measures	the sum of £271,555 (two hundred and seventy one thousand pounds five hundred and fifty five pounds) payable to the County Council to be applied towards the capital costs of the provision of off site works as follows: (a) bus stops and associated infrastructure (b) cycle parking (within a radius of 8km from the site red line plan (c) way finding signage (d) Swanwick Station rail access improvements the details of such works to be identified through the Travel Plan;	1	Prior to Occupation of a specific number of units	135,777.50	9/30/2020	Invoiced by HCC - Paid
HCC Transport Contribution	Sch 3 P2 1 d 2nd	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below . Off Site Traffic management and capacity improvement	the sum of £900,000 (nine hundred thousand pounds) which may be paid under the terms of this Agreement to the County Council in lieu of the A334/A3051 Signalised Junction Improvements to be used towards the provision of the A334/A3051 Alternative Junction Improvements	1250	Prior to Occupation of a specific number of units	810,000.00		Note optional - provision or contribution
HCC Transport Contribution	Sch 3 P2 1 (a) 2nd	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below Off Site Sustainable transport Measures	the sum of £271,555 (two hundred and seventy one thousand pounds five hundred and fifty five pounds) payable to the County Council to be applied towards the capital costs of the provision of off site works as follows: (a) bus stops and associated infrastructure (b) cycle parking (within a radius of 8km from the site red line plan (c) way finding signage (d) Swanwick Station rail access improvements the details of such works to be identified through the Travel Plan;	750	Prior to Occupation of a specific number of units	135,777.50		Not due
HCC Transport Contribution	Sch 3 P2 1 (b) 1st	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below Off Site Traffic management and capacity improvement	the sum of £400,000 (four hundred thousand pounds) payable to the County Council to be applied towards the capital costs of providing traffic management and/or capacity improvement measures at the following locations: (a) Botley Village (b) Leafy Lane (c) Swanwick Lane (d) Segensworth Roundabout (e) Whiteley Way	1	Prior to Occupation of a specific number of units	200,000.00	9/30/2020	Raised by HCC. Paid
HCC Transport Contribution	Sch 3 P2 1 (b) 2nd	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below Off Site Traffic management and capacity improvement	the sum of £400,000 (four hundred thousand pounds) payable to the County Council to be applied towards the capital costs of providing traffic management and/or capacity improvement measures at the following locations: (a) Batley Village (b) Leafy Lane (c) Swanwick Lane (d) Segensworth Roundabout (e) Whiteley Way	750	Prior to Occupation of a specific number of units	200,000.00		Not due
HCC Transport Contribution	Sch 3 P2 1 c 1st	The Owners covenant with the City Council and the County Council: 1.1 not Occupy or permit to be Occupied more than the number of Dwellings set out in Column 1 of the table below unless and until they have paid to the County Council the contribution set out in Column 2 of the table below; and 1.2 to pay the Highways and Transportation Contributions to the County Council in accordance with the relevant Trigger Point as set out in Column 1 of the table below Off Site Traffic management and capacity improvement	the sum of £3,800,000 (three million eight hundred thousand pounds) which may be paid under the terms of this Agreement to the County Council in lieu of those parts of the Highways Works comprising and described at Part 1 of Schedule 3 as the Whiteley Way/Rookery Avenue Parkway (South) Junction (R1) improvements and the Whiteley Way widening and shared foot/cycleway proposals to be used towards delivery of the Enhanced Scheme	350	Prior to Occupation of a specific number of units	380,000.00		Optional if HCC decide to undertake works
Highway Works	Sch 3 P1 1 t14 BW ext	Works to complete Bluebell way (between Bluebell Way and Western Site Access)		1075	Prior to occupation of 1,075 dwellings	0.01	1/29/2021	Complete - will need to be adopted
Highway Works	Sch 3 P1 1 t15	Works to Curbridge Way		2780	Prior to occupation of 2,780 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t16	Creation of strategic recreational foot/cycleway western route		2345	Prior to occupation of 2,345 occupations	0.01		Agreed not to build for ecological reasons Deed of Variation to be entered into
Highway Works	Sch 3 P1 1 t17	Creation of strategic recreation foot/cycleway eastern route		1075	Prior to occupation of 1,075 dwellings	0.01		Not due monitor
Highway Works	Sch 3 P1 1 t8 - R1 imp	Whiteley Way/Rookery Avenue/Parkway (South) Junction (R1) improvements		1200	Prior to occupation of 1,200 dwellings	0.01		(note option for HCC to receive R1 Whiteley Way and A27 contribution). Monitor
Highway Works	Sch 3 P1 1 t9 - WW widn	Whiteley Way widening and shared foot/cycleway proposals		1200	Prior to occupation of 1200 dwellings	0.01		(Note option HCC to take R1 Whiteley Way and A27 works contribution)
Highway Works	Sch 3 P1 1 t10 Bot cyc	Provision of Botley Road foot/cycleway Between the north of the Northern Site Access and Botley Station		50	Prior to occupation of 50 dwellings in Norrth	0.01		Started and recommenced September 2021 - due for completion Feb/March 2022
Highway Works	Sch 3 P1 1 t11 bot imp	A3051 Botley Road / A334 Mill Hill / A334 Station Road junction improvements		1710	Prior to occupation of 1,710 dwellings	0.01		Note option for HCC to accept payment of Botley Bypass Works contribution
Highway Works	Sch 3 P1 1 t12 ww to sec	Works to complete works at Whiteley Way to serve the Secondary School within the Southern area		1500	Prior to occupation of 1,500 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 1.13-WW 1.12	Works to complete works at Whiteley Way reference location 1.12		1710	Prior to occupation of 1,710 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t2 - WAJ	Works to A3051 Botley Road/Western Site Access Junction		1	1 Dwelling in the Southern Area	0.01	6/1/2020	Works completed
Highway Works	Sch 3 P1 1 t3	Extension of Whiteley Way and site access to Whiteley Way/Bluebell Way roundabout		150	Prior to occupation of 150 Dwellings	0.01		Work commenced
Highway Works	Sch 3 P1 t4 - BB Way ext	Extension of Bluebell Way		100	Earliest of 100 Dwellings or 12 months from transfer of PS1 (4-3-2020)	0.01	1/29/2021	Complete. Will need to be adopted
Highway Works	Sch 3 P1 1 t5 - R2-R3 r/b	Whiteley Way/Whiteley Town Centre Roundabout (R2A) and R2 to R3 corridor improvements		1200	Prior to occupation of 1200 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t6 - R2 r/b	Whiteley Way/Majoram Way Roundabout (R2) improvements		1200	Prior to occupation of 1200 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t7 - R1a imp	Whiteley Way/Parkway (North) Junction (R1A) improvements		1200	Prior to occupation of 1,200 dwellings	0.01		Not due - monitor
Highway Works	Sch 3 P1 1 t1 - NAJ	Works to A3051 Botley Road/Northern Site Access Junction		1	1 Dwelling in the Northern Area	0.01	6/1/2020	Complete - needs adoption and possible TRO

Highway Works	Sch 3 P1 1	Subject to paragraphs 4 and 5 of this Part of this Schedule, the Owners covenant with the City Council and the County Council not to Occupy or permit or cause to be Occupied more than the number of Dwellings as Indicated In Column 1 below until the Owners have entered into a Highways Agreement for the corresponding Highways Works described in Column 2 below and those Highways Works have been completed (as evidenced by a Certificate of Completion). The drawings referred to in Column 2 are appended at Appendix 13 (or in the case of the Reduced Works at Appendix 7)		0		0.01		Review with Highways progress of works
Highways Related Landscaping	Sch 5 Part 6	1 The Owners may Transfer each Highways Related Landscaping Area to the City Council upon the completion of the laying out of such Highways Related Landscaping Area and the expiry of a maintenance period undertaken at the Owners' expense sufficient to demonstrate satisfactory establishment and construction 2 The Owners covenant with the City Council to pay a Highways Related Landscaping Area Commuted Sum to the City Council upon the Transfer to the City Council of any Highways Related Landscaping Area	means the areas of landscaping adjacent to proposed adoptable highways which are to be provided pursuant to a Highways Agreement and which areas of landscaping will be transferred to and be maintained by the City Council (save for any street lighting and other highways apparatus in such areas of landscaping which will be maintained by the County Council) such areas of landscaping generally consisting of areas of verge street lighting drainage and trees between the carriageway and footway/cycleway shown indicatively on the example plan shown on drawing no. 16659/2032/001 Rev C at Appendix 15 and the final details thereof to be confirmed with the County Council (acting reasonably) as highway authority through a Highways Agreement	0	On transfer of highways related landscaping land	10.12		10.12 per square metre to be transferred. Areas being shown on S38 plans.
Information	Sch 9 P10 - Occ mon rep	1. The owners shall submit to the City Council at not less than six monthly intervals following Occupation of the first Dwelling a written report of occupation		0	Six month intervals from 23-12-2020	0.01		Occupation 23/12/19 report due every six months on occupation in each phase. Report 1 rcvd July 2020 Report 2 rcvd January 2021 Report 3 rcvd July 2021 Report 4 rcvd Jan 2022 Report 5 rcvd July 2022
Landscape and Open Space	Sch 6 Part 6 2 High land	The owners covenant with the City Council to pay a Highways related Landscaping Area Commuted Sum to the City council upon the transfer to the City Council of any Highways related Landscaping area	a commuted sum payable by the Owners to the City Council upon the transfer of any Highways related Landscaping Area to the City Council to be applied by the City Council to the future maintenance of such area calculated at the flat rate of £10.12 (ten pounds and twelve pence)per square metre which shall be index linked from the date of this agreement until the date of payment	0	Transfer of Land	10.12		10.12per metre for area transferred Monitor for transfer clause 1
Play Facilities	Sch 7 Part 1 2 Play 1 trs	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 1 £345,996 (three hundred and forty five thousand, nine hundred and ninety six pounds)	125	Prior to Occupation of a specific number of units	345,996.00		Play Area 1 delayed. Built out of the development different to envisaged. As allowed by S106 trigger to be changed. Currently play area in the middle of construction area. Application approved and work to commence by end of 2022
Play Facilities	Sch 7 Part 1 2 Play 2	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 2 £123,568 (one hundred and twenty three thousand, five hundred and sixty eight pounds)	1710	Prior to Occupation of a specific number of units	123,568.00		Planning application for play area approved. Will be delivered earlier than 1710. Play area equipment installed awaiting completion of footpath being constructed from Bluebell Way. Expected end November 2022
Play Facilities	Sch 7 Part 1 2 Play 3	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 3 £148,568 (one hundred and forty eight thousand, five hundred and sixty eight pounds)	500	Prior to Occupation of a specific number of units	148,568.00		Application for play area approved. Built and in use but not yet handed over
Play Facilities	Sch 7 Part 1 2 Play 4	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 4 £272, 428 (two hundred and seventy two thousand, four hundred and twenty eight pounds)	2345	Prior to Occupation of a specific number of units	272,428.00		Not due. Application required
Play Facilities	Sch 7 Part 1 2 Play 5	2. The owners covenant to procure the issue of a ROSPA certificate in respect of each Play Space and upon the issue of the ROSPA Certificate the owners shall transfer that Play Space and pay the relevant proportion of the Play Space Maintenance Sum to the city Council or such other body or organisation nominated by it.	the sum payable upon the transfer of each play space to the City Council for the future Management and maintenance of the play spaces as follows: Play Space 5 £148,568 (one hundred and forty eight thousand, five hundred and sixty eight pounds)	2345	Prior to Occupation of a specific number of units	148,568.00		Not due. Application required
POS - Sport	Sch 5 Part 8 1 1.1 to 1.5	1 in respect of sports pitch 1: 1.1 the City Council, having first consulted with the county Council, shall serve notice in writing on the owners that Sports Pitch 1 is either (i) to be constructed by the County Council as an integral part of the secondary school or (ii) to be constructed separately from the construction of the secondary school. 1.2 The notice to be served shall be served after the commencement date and before the payment of any contribution towards the construction of the secondary school 1.4 If the City Council serves notice that the construction of sports pitch 1 is to be undertaken separately from the construction of the secondary school, then the owners covenant that they will pay to the City Council the Sports Pitch 1 contribution prior to the occupation of 500 dwellings to enable the City council to procure the construction of Sports Pitch 1 and the City council will so procure the construction of Sports Pitch 1	Sports Pitch 1 Contribution: the sum of £1,360,000 (one million three hundred and sixty thousand pounds) towards the capital cost of construction of Sports Pitch 1	0		1,360,000.00	8/11/2021	Decision made by WCC not to undertake construction separate to School. Notification letters sent 11/08/2021 to consortium members
POS - Sport	Sch 5 pt 8 3 Pitch2/3 trs	Subject to any defects being made good as reasonably required by the City Council in accordance with paragraph 2.4 of this part of this schedule upon the expiry of the respective maintenance Period for sports pitch 2 and Sports Pitch 3 the Owners shall (i) Transfer sports pitch 2 and sports pitch 3 and (ii) pay the Sports Pitch 2 maintenance Sum and Sports Pitch 3 Maintenance Sum (as applicable) to the City Council or other such body or organisation nominated by it	Sports Pitch 2 Maintenance Sum: the sum of £220,576 (two hundred and twenty thousand five hundred and seventy six pounds) towards the future management and maintenance of Sports Pitch 2 payable upon the transfer of Sports Pitch 2 to the City Council	0	Transfer of Land	220,576.00		To be transferred After construction and maintenance period. Construction expected to commence by end 2022 for delivery 3/4th quarter 2023

POS - Sport	Sch 5 part 8 3	Subject to any defects being made good as reasonably required by the City Council in accordance with paragraph 2.4 of this part of this schedule upon the expiry of the respective maintenance Period for sports pitch 2 and Sports Pitch 3 the Owners shall (i) Transfer sports pitch 2 and sports pitch 3 and (ii) pay the Sports Pitch 2 maintenance Sum and Sports Pitch 3 Maintenance Sum (as applicable) to the City Council or other such body or organisation nominated by it	Sports Pitch 3 Maintenance Sum: the sum of £420,923 (four hundred and twenty thousand nine hundred and twenty three pounds) towards the future management and maintenance of Sports Pitch 3 payable upon the transfer of Sports Pitch 3 to the City Council	0	Transfer of Land	420,923.00		Not due - monitor
POS Maintenance Sum	Sch 6 Part 3 1 os trans	1. Subject to having rectified any defects and replaced any dead and/ or dying planting in accordance with paragraph 1.4 of Part 2 of this schedule, the owners covenant with the City Council to: (a) Transfer the relevant Open Space Area (other than the ponds for adoption) to a management body (subject to paragraph 5); and (b) pay the relevant proportion of the Open Space Area Maintenance Sum (including any sum relating to maintenance of a pond for adoption) to that management body (c) Transfer any relevant pond for adoption within such Open Space Area to the City Council		0	Transfer of Land	6,696,793.00		Monitor for agreement
RETAIL	Sch 9 1 - Mkt Plan	1. The owners covenant with the City Council not to Occupy more than 750 Dwellings in the Northern Area Until: 1.1 A Northern Local Centre Marketing Plan has been submitted to and approved in writing by the City Council and 1.2 Services have been provided to the boundary of the land identified therein for the purposes of the Northern Local Centre (but not for the avoidance of doubt to the boundary of any individual building or plot	a marketing plan providing details of: (a) the location and boundaries of the Northern Local Centre comprising land sufficient to accommodate as part thereof the provision of the Northern Local Centre Uses; (b) a statement and illustrative layout plan demonstrating how the Northern Local Centre may be developed which may (following consultation with the City Council) be amended from time to time by the Owners in response to market demand; and (c) a Marketing Strategy for the Local Centre;	750	Prior to occupation of 750 dwellings	0.01		Planning application expected December 2022
RETAIL	Sch 9 2 - Mkt Plan	1. The owners covenant with the City Council not to Occupy more than 500 Dwellings in the Souther Area Until: 1.1 A Southern Local Centre Marketing Plan has been submitted to and approved in writing by the City Council and 1.2 Services have been provided to the boundary of the land identified therein for the purposes of the Southern Local Centre (but not for the avoidance of doubt to the boundary of any individual building or plot	a marketing plan providing details of: (a) the location and boundaries of the Northern Local Centre comprising land sufficient to accommodate as part thereof the provision of the Northern Local Centre Uses; (b) a statement and illustrative layout plan demonstrating how the Northern Local Centre may be developed which may (following consultation with the City Council) be amended from time to time by the Owners in response to market demand; and (c) a Marketing Strategy for the Local Centre;	500	Prior to occupation of 500 dwellings	0.01		Submitted
Solent Recreation Mitigation	Sch 6 Part 5 1 solent	1. The owners covenant with the City Council not to occupy or permit the occupation of any dwelling unless and until they have paid the Solent Recreation Mitigation Strategy Contribution to the City Council which payment is acknowledged to be sufficient to mitigate the impact of increased visitor pressure arising from the development on the Solent Special Protection Area and is in full and final settlement of the obligations of the Development to the Solent Recreation Mitigation Strategy	the sum of £261,870 (two hundred and sixty one thousand eight hundred and seventy pounds);	1	Prior to occupation	261,870.00	9/30/2020	Invoiced Feb 20 - Paid
Travel Plan	Sch 3 P 3 1	Prior to first Occupation of any Dwelling to submit to the County Council for approval a Travel Plan in accordance with the Framework Travel Plan and subject always to paragraph 6 of this Part of this Schedule to Implement and comply with the requirements of the Travel Plan and to use all reasonable endeavours to achieve the targets set therein and to perform the tasks and measures by the targets set out therein, including (but not limited to) appointing a site wide Travel Pt.an Co-ordinator for the Travel Plan prior to first occupation and to retain the Travel Plan Co-ordinator for the duration of the construction period of the development and at least 5 (five) years thereafter	a travel plan produced in accordance with the provisions of the Framework Travel Plan and Public Transport Strategy (to include provision for bus services generally) as may be amended from time to time with the approval of the County Council (acting reasonably)	0	Prior to occupation	0.01		Deed of Variation being negotiated for HCC to take role
Travel Plan	Sch 3 P3 2	Not to Occupy or permit Occupation of any Dwelling unless it has Implemented and complied with the requirements of the Travel Plan and appointed a Travel Plan Coordinator	the person so appointed pursuant to the Framework Travel Plan and/or the Travel Plan	0	Prior to occupation	0.01		Deed of variation being negotiated for HCC to take on role
Travel Plan Bond	Sch 3 P3	To lodge and maintain the Travel Plan Deposit to the County Council as follows: (a) the sum of £1,137,376 prior to the Occupation of 1 Dwelling ("Part 1 Deposit"); (b) the sum of £1,893,750 prior to the Occupation of 500 Dwellings ("Part 2 Deposit"); (c) the sum of £2,359,582 prior to the Occupation of 1,710 Dwellings ("Part 3 Deposit"); (d) the sum of £2,692,338 prior to the Occupation of 2,780 Dwellings ("Part 4 Deposit")	the aggregate total sum not exceeding £2,692,338 (two million, six hundred and ninety two thousand three hundred and thirty eight pounds) being a security deposit or acceptable bond security to be provided by the Owner in accordance with Schedule 3 Part 3:	1	Prior to Occupation of a specific number of units	1,137,376.00		Triggers Part 1 deposit 1 dwelling, Part 2 =500, Part 3 =1710 Part 4 = 2780 dwellings. Amount held increased change amount. Deed of variation being negotiated for HCC to take on role
Travel Plan Monitoring Fee	Sch 3 P3 5 a	to pay to the County Council on commencement the first instalment of the Travel Plan Auditing Fee In the sum of £1500 (one thousand five hundred pounds) and to pay the next instalment of £3000 (three thousand pounds) prior to first Occupation of any Dwelling and then to pay annual instalments in the sum of £3000 for 12 twelve years on the anniversary of first Occupation of any Dwelling	the sum of £40,500 (forty thousand five hundred pounds) payable by the Owners to the County Council;	0	On commencement	1,500.00		1,500 due on commencement. Deed of variation being negotiated for HCC to take on role
Travel Plan Monitoring Fee	Sch 3 P3 5 b	to pay to the County Council on commencement the first instalment of the Travel Plan Auditing Fee In the sum of £1500 (one thousand five hundred pounds) and to pay the next instalment of £3000 (three thousand pounds) prior to first Occupation of any Dwelling and then to pay annual instalments in the sum of £3000 for 12 twelve years on the anniversary of first Occupation of any Dwelling	the sum of £40,500 (forty thousand five hundred pounds) payable by the Owners to the County Council;	1	Prior to occupation	3,000.00		3,000 due prior to first occupation and then £3,000 for 12 years on the anniversary of first occupation. Deed of variation being negotiated for HCC to take on role
Travel Regulation Order	S3 P2 1.2 - TPO	Traffic Regulation Order (Bluebell Way Parking Restrictions) Contribution		1	Occupation of one dwelling	6,000.00	1/28/2020	£6,690.61 paid over to WCC 10.07.2020 as work to be undertaken by traffic team - paid into traffic income code. Work undertaken
Waste Recycling Centre	Sch 5 P6	1 The. Owners covenant with the County Council: 1.1 not to Occupy or permit the Occupation of more than 500 Dwellings unless and until the first instalment of the Waste / Recycling Centre Contribution has been paid to the County Council; 1.2 not to Occupy or permit the Occupation of more than 1500 Dwellings unless and until the second instalment of the Waste/ Recycling Centre Contribution has been paid to the County Council; and 1.3 not to Occupy or permit the Occupation of more than 2500 Dwellings unless and until the third instalment of the Waste/ Recycling Centre Contribution has been paid to the County Council. 2 The County Council covenants with the Owners to apply the Waste/Recycling Centre Contribution only towards the capital costs of the provision of the Waste/Recycling Centre	the sum of £85,500 (eighty five thousand five hundred pounds) to be paid In three Instalments as follows: First instalment £30, 500 (thirty thousand five hundred pounds) second instalment £30,000 (thirty thousand pounds) third instalment £25,000 (twenty five thousand pounds);	500	Prior to occupation of 500 dwellings	85,500.00		First payment invoiced by HCC June 2022

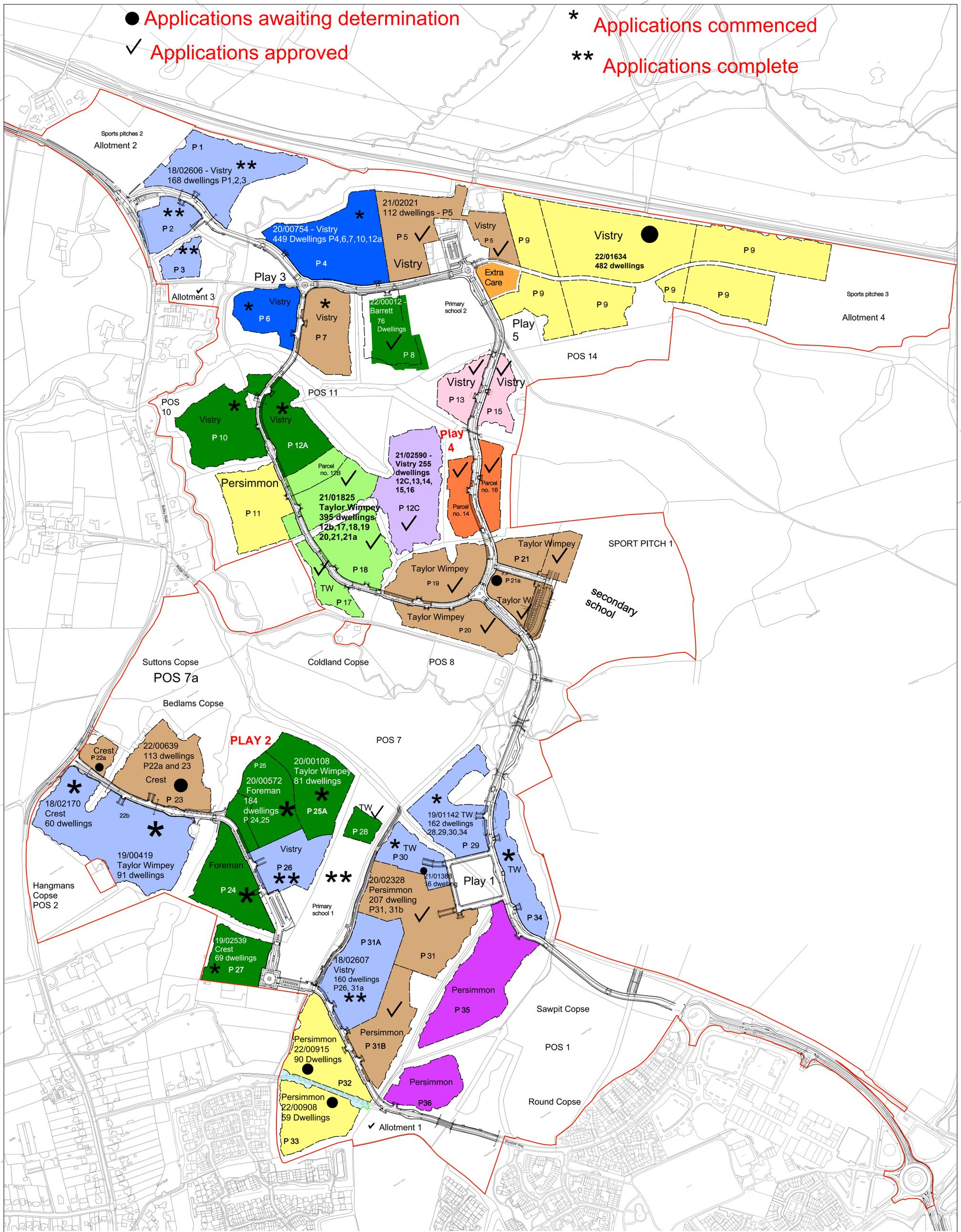
Whiteley Pastures SSSI	Sch 6 P4 Whit SSI	The Owners covenant with the County Council to pay the Whiteley Pastures SSSI Contribution to the County Council on commencement of development	the sum of £127,993.00 (one hundred and Twenty seven thousand nine hundred and ninety three pounds) towards the capital costs of the works and measures identified within the Whiteley Pastures SSSI Schedule;	0	Prior to Commencement	127,993.00	7/22/2019	Total paid to HC £140,812.01
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● Applications awaiting determination

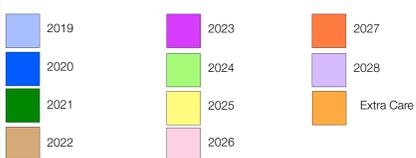
✓ Applications approved

* Applications commenced

** Applications complete



Key - anticipated construction start dates



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APPENDIX 3 - OCCUPATION SCHEDULE - SEPTEMBER 2022

Applic.	Developer	Parcel	Nos	Approved	Date Approved	Housing Occupations		
						Started	Complete	Occupied
18/02170	Crest	22b	69	69	26/07/2019	69	69	69
18/02606	Bovis	1, 2, 3	168	168	31/05/2019	168	168	168
18/02607	Bovis	26, 31A	160	160	12/04/2019	160	160	160
19/00419	Taylor Wimpey	22b e	91	91	28/05/2019	91	91	91
19/01142	Taylor Wimpey	29, 34	182	182	08/11/2019	180	101	101
19/02539	Crest	27	59	59	20/11/2020	55	23	23
20/00108	Taylor Wimpey	25A	81	81	27/11/2020	67	0	0
20/00572	Foreman Homes	24, 25	187	187	24/03/2021	137	0	0
20/00754	Vistry	4,6,76,10,12	449	449	13/11/2020	366	96	83
20/02328	Persimmon	31, 31b	207	207	13/08/2021	80	0	0
21/01388	Taylor Wimpey	Part 30	16	16	21/03/2022	14	0	0
21/01825	Taylor Wimpey	12b, 17, 18, 19, 20, 21 and 21a	395	395	22/07/2022	0	0	0
21/02021	Vistry (Drew Smith)	5	112	112	05/11/2021	15	0	0
21/02590	Vistry	12C,13,14,15,16	255	255	13/06/2022	12	0	0
22/00012	Barrett	8	76	76	08/04/2022	0	0	0
22/00639	Crest	23	113			0	0	0
22/00908	Persimmon	33	59			0	0	0
22/00915	Persimmon	32	90			0	0	0
22/01634	Vistry	9	482			0	0	0
			3251	2507		1414	708	695

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North Whiteley as at February 2022

Outline approved	3500
Dwellings Approved	2507
Dwellings Under consideration	744
Total applied for	3251
To be applied for	249

Under construction	719
Occupied	695

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